

**TO LET - D1 (NON RESIDENTIAL INSTITUTIONS) / GYM / HEALTHCARE / RESTAURANT / CAFE / RETAIL**

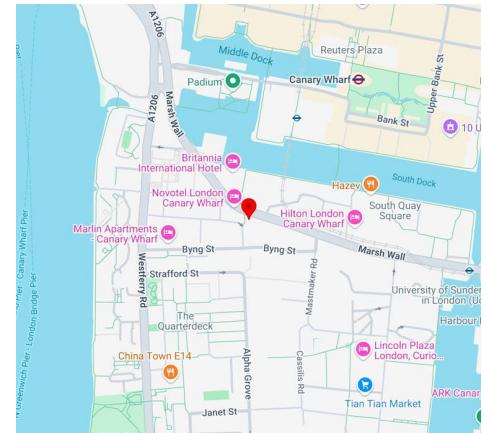
# ASPEN

52 Marsh Wall, E14 9TP



## Key Highlights

- 663 to 1,587 sq ft
- Three separate units
- Newley completed scheme in similar surroundings
- Thriving area with good footfall
- Located on Marsh Wall adjacent to Canary Wharf
- Finished to shell
- Next door to a new Dorsett and Novotel hotels
- Available now



## Summary

Available Size	663 to 1,587 sq ft / 61.59 to 147.44 sq m
Rent	£23,205 - £47,610 per annum
Rates Payable	£15 per sq ft (estimated)
Service Charge	£4 per sq ft
EPC	A

## Location

Situated along Marsh Wall, Aspen enjoys exceptional transport links, including the Elizabeth Line, Jubilee Line, and DLR, ensuring seamless access to Central London and beyond. The development is positioned within Canary Wharf's thriving financial district, surrounded by global businesses, luxury retail, and vibrant dining destinations.

## Description

Aspen at Consort Place is a landmark mixed-use development by Far East Consortium, offering a dynamic blend of residential, hospitality, and commercial spaces in the heart of Canary Wharf. Adjacent to the Aspen residential tower, this striking building is home to the Dorsett Hotel, a 22-storey luxury hotel, and three prime commercial units on the ground floor—ideal for a range of businesses.

Aspen at Consort Place is more than just a development—it's a vibrant hub where business, leisure, and luxury converge. With its landscaped Square Garden, the historic North Pole Pub, and a diverse mix of retail and hospitality, Aspen creates an engaging environment for businesses to thrive.

## Accommodation

The accommodation are finished to shell condition. Unit C is a self-contained unit with a ground floor area of 775 sq.ft and a 936 sq.ft mezzanine. The total rent, business rates and service charge per annum are shown in the total year column below which are exclusive of VAT

Name	sq ft	Rent	Total year	Availability
Unit - A (Ground)	774	£34,830 /annum	£49,615.70	Available
Unit - B (Ground)	663	£23,205 /annum	£36,061.05	Available
Unit - C (Ground & 1st)	1,587	£47,610 /annum	£80,236.38	Available

## Terms

New lease terms are available directly from the developer.